



**Farmers  
National  
Company**

1102 Broadway  
Emmetsburg IA, 50536  
(712)852-2002

**FOR SALE  
East Duplex Unit  
97 Nolan Drive  
Emmetsburg, IA 50536  
\$259,900**



<b>Bedrooms</b> 2	<b>Square Footage</b> 1,455	<b>Garage</b> 21' x 25' Attached 2 Car	<b>Description</b>  Carefree country living with city utilities in this brand new single story duplex. This property is eligible for a 5 year tax abatement, energy efficiency rebates, and a \$20,000 housing initiative grant. Experience the joy of maintenance free living and the peaceful views of the countryside.
<b>Bathrooms</b> 2	<b>House size</b> (Irregular See Floor Plan)	<b>Lot Size</b> 45' x 150'	
<b>Year Built</b> 2023	<b>Patio</b> Covered	<b>Style</b> Single Story Duplex	
<b>School District</b> Emmetsburg	<b>Heat</b> Natural Gas - Forced Air	<b>Air Conditioning</b> Central	
<b>Taxes</b> \$5,300.00 (Estimate)	<b>Average Gas</b> TBD	<b>Average Electric</b> TBD	

**[www.emmetsburgforsale.com](http://www.emmetsburgforsale.com)  
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Emmetsburg, Iowa 50536**

*All information is believed to be accurate, but is not guaranteed by the listed agent or broker.*